

**SPECIAL MEETING
PLANNING AND ZONING COMMISSION
MEETING MINUTES**

AUGUST 15, 2006

MEMBERS PRESENT: Emery Zahner, Cliff Aucter, Robert Hoffman, Lori Spielman (arrived at 6:56), and Alternates Carol Strom, James Prichard

MEMBERS ABSENT: Gerry Kupecky, Arlo Hoffman and Alternate Joe Wher

STAFF PRESENT: Robert Phillips, Town Planner and Kristin Michaud, Recording Secretary

I. CALL TO ORDER

Chairman Zahner called the Planning & Zoning Commission (PZC) special meeting to order at 6:53 PM at the Ellington Town Hall, 55 Main Street, Ellington, CT.

II. UNFINISHED BUSINESS:

1. Review and Discussion of Booklet # 3—Conservation Issues and Strategies of the Plan of Conservation and Development Update.

Bruce Hoben, Planametrics, came forward and discussed conservation issues and strategies dealing with the open space plan. He reviewed open space types, preservation of agricultural resources, preservation and protection of important natural resources, water quality and preservation of historic resources. He gave overviews of each of these topics and discussed these with the commission.

I. ADMINISTRATIVE BUSINESS:

1. CGS 8-24 Review For A Fire Station To Be Located At 59 Pinney Street.

MOVED (SPIELMAN), SECONDED (B. HOFFMAN) AND PASSED UNANIMOUSLY TO RESCIND THE MOTION MADE ON JULY 25, 2006 REGARDING THE FIRE STATION LOCATED AT 59 PINNEY STREET.

MOVED (AUCTER), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO DISCUSS THE FOLLOWING RESOLUTION:

RESOLVED, THAT THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON APPROVES THE FOLLOWING PROJECT PURSUANT TO SECTION 8-24 OF THE GENERAL STATUTES OF CONNECTICUT: CONSTRUCTION OF A TWO-STORY, APPROXIMATELY 9,750 SQUARE FOOT FIRE STATION WITH TWO DOUBLE DRIVE-THROUGH APPARATUS HIGH BAYS, TO BE LOCATED ON TOWN-OWNED PROPERTY ON PINNEY STREET IN ELLINGTON, SOUTH OF WINDERMERE AVENUE, KNOWN AS 59 PINNEY STREET. THE PROJECT IS CONTEMPLATED TO INCLUDE OFFICE, DECONTAMINATION, SCBA, MECHANICAL, STORAGE, MALE AND FEMALE LIVING QUARTER, LOCKER, SHOWER, TOILET, RECREATION AND EXERCISE FACILITIES, AN ON-SITE TRAINING, MEETING ROOM WITH KITCHEN, TOILETS AND A SEPARATE ENTRANCE AND AN AUXILIARY

EMERGENCY GENERATOR, AND TO BE COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH SCOPE DEFINITIONS AND CONCEPTUAL DRAWINGS INCLUDED IN "PRESENTATION TO TOWN OF ELLINGTON, ELLINGTON FIRE DEPARTMENT, PINNEY STREET FIRE STATION" DATED MARCH 13, 2006 AND DRAWINGS ENTITLED "ELLINGTON FIRE DEPARTMENT, CONCEPTUAL SITE & PARCEL LAYOUT, PINNEY ST. STATION, ELLINGTON, CONNECTICUT" DATED APRIL 2006, BOTH PREPARED BY FUSS & O'NEILL DESIGN BUILD SERVICES, LLC.

MOVED (SPIELMAN), SECONDED (B. HOFFMAN) AND PASSED (STROM & AUCTER OPPOSED) TO ADOPT THE FOLLOWING RESOLUTION:

RESOLVED, THAT THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ELLINGTON APPROVES THE FOLLOWING PROJECT PURSUANT TO SECTION 8-24 OF THE GENERAL STATUTES OF CONNECTICUT: CONSTRUCTION OF A TWO-STORY, APPROXIMATELY 9,750 SQUARE FOOT FIRE STATION WITH TWO DOUBLE DRIVE-THROUGH APPARATUS HIGH BAYS, TO BE LOCATED ON TOWN-OWNED PROPERTY ON PINNEY STREET IN ELLINGTON, SOUTH OF WINDERMERE AVENUE, KNOWN AS 59 PINNEY STREET. THE PROJECT IS CONTEMPLATED TO INCLUDE OFFICE, DECONTAMINATION, SCBA, MECHANICAL, STORAGE, MALE AND FEMALE LIVING QUARTER, LOCKER, SHOWER, TOILET, RECREATION AND EXERCISE FACILITIES, AN ON-SITE TRAINING, MEETING ROOM WITH KITCHEN, TOILETS AND A SEPARATE ENTRANCE AND AN AUXILIARY EMERGENCY GENERATOR, AND TO BE COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH SCOPE DEFINITIONS AND CONCEPTUAL DRAWINGS INCLUDED IN "PRESENTATION TO TOWN OF ELLINGTON, ELLINGTON FIRE DEPARTMENT, PINNEY STREET FIRE STATION" DATED MARCH 13, 2006 AND DRAWINGS ENTITLED "ELLINGTON FIRE DEPARTMENT, CONCEPTUAL SITE & PARCEL LAYOUT, PINNEY ST. STATION, ELLINGTON, CONNECTICUT" DATED APRIL 2006, BOTH PREPARED BY FUSS & O'NEILL DESIGN BUILD SERVICES, LLC.

IV. ADJOURNMENT:

MOVED (AUCTER), SECONDED (B. HOFFMAN) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:05 PM.

Respectfully Submitted,

Kristin Michaud
Recording Secretary